

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 12, 2017, AFTER 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Jennifer Chung-Kim, President
Kimberly Chemerinsky, Commissioner
Oliver DelGado, Commissioner
Lys Mendez, Commissioner
Vacant

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Etta Armstrong, Commission Executive Assistant I
apccentral@lacity.org
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEM

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

Non-complying submissions. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be distributed to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. **Note:** Materials received after the mailing deadline will be placed in the official case file.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. DEPARTMENTAL REPORT

Items of interest.

2. COMMISSION BUSINESS

- A. Election of Vice President
- B. Advanced Calendar
- C. Commission Requests
- D. Approval of the Minutes – May 23, 2017, June 13, 2017, June 27, 2017, July 11, 2017 and August 8, 2017

3. NEIGHBORHOOD COUNCIL

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

5. RECONSIDERATIONS

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **ZA-2017-210-CU-1A**
CEQA: ENV-2017-211-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 09-12-17
Continued from 08-08-17

PUBLIC HEARING HELD - August 8, 2017

PROJECT SITE: 5815-5825 West Sunset Boulevard

PROJECT DESCRIPTION:
A transient occupancy residential structure addition to an existing residential dwelling use within 500 feet of an R Zone.

APPEAL:
An appeal of the Zoning Administrator's determination to approve a Conditional Use Permit to allow a transient occupancy residential structure addition to an existing residential dwelling use within 500 feet of an R Zone, pursuant to Los Angeles Municipal Code Section 12.24-W, 24, and an appeal of the Categorical Exemption, pursuant to Article III, Section, 1, Class 1, Category 22, of the CEQA Guidelines as the environmental clearance for the project.

Applicant: Brad Woomer, 5825 West Sunset Boulevard, LLC
Representative: Jerold Neuman; Jeremy Chan, Liner, LLP

Appellant: Susan Hunter

Staff: Jack Chiang, Associate Zoning Administrator

7. **APCC-2017-593-SPE**
CEQA: ENV-2013-1272-MND-REC2
Plan Area: Wilshire
Related Case: DIR-2013-1271-DB-SPP-SPPA-M1

Council District: 13 – O'Farrell
Last Day to Act: 09-26-17

PUBLIC HEARING COMPLETED - July 25, 2017

PROJECT SITE: 3314, 3316, 3322, 3330 West Beverly Boulevard

PROJECT DESCRIPTION:
Construction, use and maintenance of a two- to five-story, 37,648-square-foot, mixed-use building with 40 dwelling units consisting of 39 units restricted to Low Income Disabled Persons and one (1) manager's unit, a 4,095-square-foot child care facility for up to 48 children, and 463 square feet of ancillary office space. The proposed building will contain 3,514 square feet of open space and 32 parking spaces (21 residential and 11 child care and office). The Project Site consists of two lots: Lot 1 that is located within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP), and Lot 2 Arb 1 that is not located within the SNAP.

REQUESTED ACTIONS:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2013-1272-MND, adopted on February 19, 2014, and as supported by addendums to the MND (ENV-2013-1272-MND-REC1) dated September 25, 2015; and (ENV-2013-1272-MND-REC2) dated June 22, 2017 pursuant to CEQA Guidelines Section 15162 and 15164, no substantial revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F.2, a Specific Plan Exception from Section 8.D.1 of the Vermont/Western SNAP to allow up to 85 percent, of the minimum required 3,460 square feet of open space to be located above the grade level or first habitable room level in lieu of the maximum 50 percent allowed; and
3. Pursuant to LAMC Section 11.5.7 F.2, a Specific Plan Exception from Section 8.D.2 of the Vermont/Western SNAP to allow 2,910 square feet of common open space on the roof deck within 20 feet of the roof perimeter to qualify in their entirety as open space, which would otherwise be excluded; and

Applicant: A Community of Friends
Representative: Christopher Murray, Rosenheim and Associates, Incorporated

Staff: Nuri Cho, City Planning Associate
nuri.cho@lacity.org
(213) 978-1177

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, September 26, 2017** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer as a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCENTRAL@lacity.org.